

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, June 09, 2026, at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, June 09, 2026, in the Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043, at 5:30 PM to consider the following items of business:

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Mayor Joe Boles called the meeting to order at 5:30 p.m.

INVOCATION

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledge of Allegiance to the United States and Texas flags.

ROLL CALL

Councilmembers Present

Joe Boles, Mayor
George Freas, Mayor Pro Tem
Lauri Mapes, Councilmember
Richard Bruning, Councilmember
Rusty Comer, Councilmember
Patti Hawkins, Councilmember

Staff Present

Jim Holder, Interim City Administrator
Veronica Welch, City Secretary
Buck Martin, Police Chief
Traci Niedziela, Explore Glen Rose Director
David Lebron, Building Official
Christy Wilson, Lead Animal Control Officer

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

Pam Streeter addressed the council regarding a Columbus Day festival with live music and other activities.

ANNOUNCEMENTS AND PRESENTATIONS

Helen Kerwin, State Representative, recognized City of Glen Rose Lead Animal Control Officer Christy Wilson for her accomplishment in making the Animal Shelter a no-kill facility.

ITEMS REQUIRING PUBLIC HEARINGS

1. Public hearing regarding a request to rezone as submitted by applicant Mark Chapmen for property located at 700 NE Big Bend Tr, also known as Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4 from R-1 (Single Family Residential District) to B-2 (General Commercial District)
The Mayor opened the public hearing at 5:37 p.m. With no public comments made, the Mayor closed the public hearing at 5:37 p.m.
2. Public hearing regarding a request for a Specific Use Permit to allow for the opening of a general store selling organic fresh whole foods, ingredients, cosmetics, skin care, soaps, home goods and some fresh made products such as breads, muffins, cookies and yogurts and also provide classes to teach the home cooked and homemade things out of a simple home kitchen at the property located at 103 SW

Barnard St, Abst: A136, Subd: G0500, Blk: 00001, Lot: 2 & PT OF 3, GLEN ROSE TOWNSITE, BLOCK 1, LOT 2 & PT OF 3 to operate in a B-3 (Central Business District) Zone.

The Mayor opened the public hearing at 5:53 p.m. With no public comments made, the Mayor closed the public hearing at 5:53 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action regarding a request to rezone as submitted by applicant Mark Chapmen for property located at 700 NE Big Bend Tr, also known as Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4 from R-1 (Single Family Residential District) to B-2 (General Commercial District)
MOTION by Richard Bruning and SECOND by Lauri Mapes to approve the rezone for the property located at 700 NE Big Bend Trail. MOTION CARRIED by a 5-0 vote.
4. Discussion, consideration and possible action regarding a request for Specific Use Permit to allow for the opening of a general store selling organic fresh whole foods, ingredients, cosmetics, skin care, soaps, home goods and some fresh made products such as breads, muffins, cookies and yogurts and also provide classes to teach the home cooked and homemade things out of a simple home kitchen at the property located at 103 SW Barnard St, Abst: A136, Subd: G0500, Blk: 00001, Lot: 2 & PT OF 3, GLEN ROSE TOWNSITE, BLOCK 1, LOT 2 & PT OF 3 to operate in a B-3 (Central Business District) Zone.
MOTION by Richard Bruning and SECOND by Rusty Comer to approve the specific use permit for the property located at 103 SW Barnard Street. MOTION CARRIED by a 5-0 vote.
5. Discussion, consideration, and possible action regarding the TWDB Financial Resolution
Keith Kendall, a representative of EHT, was present at the meeting to answer questions about the financial resolution.
MOTION by George Freas and SECOND by Rusty Comer to approve the Financial Resolution as presented. MOTION CARRIED by a 5-0 vote.
6. Discussion regarding approval for the Incentive Improvement Program
MOTION by Richard Bruning and SECOND by George Freas to approve the Historic Preservation Incentive Program recipients as presented. MOTION CARRIED by a 5-0 vote.
7. Discussion, consideration, and possible action regarding a bicycle and motorized scooter safety public event
NO action on this item.
8. Discussion, consideration, and possible action regarding the fiscal year 2026-2027 budget
NO action on this item.
9. Discussion, consideration, and possible action regarding the sign lease renewal with Mike Daniels at Champion Auto
MOTION by Lauri Mapes and SECOND by Patti Hawkins to accept the lease agreement regarding the sign lease renewal with Mike Daniels and Champion Auto as presented. MOTION CARRIED by a 5-0 vote.

CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

10. Consider approval or other action regarding the minutes of the May 12, 2026, Regular City Council Meeting
11. Consider approval or other action regarding the accounts payable report for May 2026
12. Consider approval or other action regarding the financial report for May 2026
MOTION by Richard Bruning and SECOND by George Freas to accept the consent agenda as presented.
MOTION CARRIED by a 5-0 vote.

STAFF REPORTS

13. Public Works Director Report
14. Police Chief Report
15. Building and Planning Department Report
16. Code Enforcement and Animal Control Report
17. Explore Glen Rose Director Report
18. City Administrator's Report
19. City Secretary's Report

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

20. **Section 551.071 Consultation with Attorney** – to seek advice from its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter: **Interlocal Agreements**
21. **Section 551.074 Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, **to wit: City Administrator**
Mayor Boles closed the regular session at 6:47 p.m. and opened the executive session at 6:48 p.m.
Mayor Boles closed the executive session at 7:55 p.m. and opened the regular session at 7:59 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

22. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney: Interlocal Agreements
MOTION by Richard Bruning and SECOND by Rusty Comer to approve the Fire Marshall Interlocal Agreement with Somervell County as presented. MOTION CARRIED by a 5-0 vote.
23. Discussion, consideration, and possible action on items discussed in executive session - Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Administrator
Staff directed to continue with the application process for the City Administrator position.

ADJOURN

Mayor Boles adjourned the meeting at 8:30 p.m.

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

NOTE: Members of the City Council may participate in this meeting by videoconference call in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. One or more Councilmembers may attend and participate in this meeting remotely by videoconference as permitted by law. A quorum of the Council will be physically present at the meeting location as posted on this agenda, unless otherwise authorized by law.

BUDGET STATEMENT

In accordance with Texas Local Government Code Chapter 102, the proposed budget for the City of Glen Rose for Fiscal Year 2025-2026 has been filed with the City Secretary and is available for public inspection at City Hall and on the City's official website. The budget will raise \$35,789 more in total property tax revenue than last year's budget, which is a 4.09% increase from the FY 2024-2025 budget. The property tax revenue to be raised from new property added to the tax roll this year is \$23,040. A public hearing on the proposed FY 2025-2026 budget was held in accordance with Texas Local Government Code 102.006. Following the public hearing, the City Council took action to adopt the budget.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and remained posted for at least two hours after said meeting was convened.



APPROVED:



Joe Boles, Mayor

ATTEST:



Veronica Welch, City Secretary